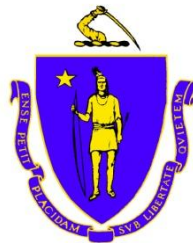


# **MASSACHUSETTS BROWNFIELDS SUPPORT TEAM (BST) INITIATIVE**

## **NOVEMBER 2012 REPORT**



**Railroad Square Garage Construction, former Ted's for Tires Site (Haverhill, BST Round One, 2010)**



**Governor Deval Patrick  
Lieutenant Governor Timothy Murray**



**Merrimack Valley Regional Transit Authority (MVRTA) Intermodal Parking Facility (Haverhill, BST Round One, 2012)**

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**GLOSSARY OF ACRONYMS**

BST	Brownfields Support Team
BST Round One	First round of BST projects chosen by the Lieutenant Governor in 2008
BST Round Two	Second round of BST projects chosen by the Lieutenant Governor in 2010
CARD	Massachusetts Commercial Area Revitalization District Program
CDBG	Federal Community Development Block Grant Program
Chapter 40R	Zoning district through MA DHCD to promote housing and smart growth
Chapter 43D	Project designation through MA EOHED that allows expedited local permitting
DOER	Massachusetts Department of Energy Resources
DPW	Department of Public Works
DHCD	Massachusetts Department of Housing and Community Development
EDA	U.S. Economic Development Administration
EOEEA	Massachusetts Executive Office of Energy and Environmental Affairs
EOHED	Massachusetts Executive Office of Housing and Economic Development
EPA	U.S. Environmental Protection Agency
FTA	U.S. Federal Transit Administration
MAPC	Metropolitan Area Planning Commission
MassDEP	Massachusetts Department of Environmental Protection
MassDevelopment	Massachusetts Development Finance Agency
MassDOT	Massachusetts Department of Transportation
MBTA	Massachusetts Bay Transportation Authority
MCP	Massachusetts Contingency Plan
MEPA	Massachusetts Environmental Policy Act
MOBD	Massachusetts Office of Business Development
PARC	Massachusetts Parkland Acquisitions and Renovations for Communities
PCBs	Polychlorinated Biphenyls
PVPC	Pioneer Valley Planning Commission
RFP	Request for Proposals
TSCA	EPA Toxic Substances Control Act
TOD	Transit-Oriented Development
ULI	Urban Land Institute

## **INTRODUCTION**

In 2008, Governor Deval Patrick and Lieutenant Governor Timothy Murray announced the creation of the Massachusetts Brownfields Support Team (BST) Initiative. This multi-agency effort was created to concentrate technical, financial, and legal assistance to communities undertaking complex brownfields cleanup and redevelopment projects. This innovative pilot formally brought together state and federal agencies to target assistance to the next generation of promising, yet challenging, brownfield sites.

Since its creation, 11 projects have been selected under the BST Initiative. The Massachusetts Department of Environmental Protection (MassDEP), the Massachusetts Development Finance Agency (MassDevelopment), the Executive Office of Housing and Economic Development (EOHED), and the Massachusetts Department of Transportation (MassDOT) have served as leaders of specialized teams that have advanced hundreds of acres towards redevelopment. The success of this effort has made Massachusetts a model for other states that are now creating similar programs, including Vermont.

### **Round One**

The initial round of BST projects ("BST Round One") was selected in July 2008 by the Lieutenant Governor. This round focused on five communities: Worcester, Fall River, Haverhill, Springfield, and Grafton. Reuse that was aided by the teams during the first round of projects includes smart growth, clean energy, open space, and transit-oriented development.

Formal BST involvement for BST Round One projects concluded in 2010 to free up agency resources for the next round of projects. However, team members (in particular MassDEP and MassDevelopment) continue to actively assist these five communities as needs are identified.

### **Round Two**

The second round of projects ("BST Round Two") was selected in the fall of 2010 by the Lieutenant Governor. This round focused on six communities: Chelmsford, Somerville, Brockton, Attleboro, Gardner, and Chicopee. MassDOT was integrated as a core member of the BST Initiative during the second round. This new partnership resulted in the inclusion of certain projects that will result in redevelopment with significant transit benefits. Other expected benefits from BST assistance to this round of projects includes: municipal capacity-building, promotion of green business, and commercial development that will bring needed tax revenue and jobs to selected communities.

Kick-off meetings were held with the six new communities in the fall of 2010 with a focus on identification of project needs and project planning with municipal officials. These early meetings were also used to identify additional state and federal agencies to participate in future meetings. More than 12 state and federal agencies (and three regional planning commissions) served as participating members of the BST Round Two teams. An additional nine local entities also actively served on these teams many of which have met or are closing in on their projected milestones.

Over the past two years each team has been meeting monthly or bi-monthly. Formalized action plans were developed for each project outlining timelines and roles for each agency during the first year of the initiative. These action plans were updated as each project evolved.

### **BST November 2012 Report**

The *Massachusetts Brownfields Support Team Initiative November 2012 Report* provides an update on both rounds of this important Lieutenant Governor initiative. The first section outlines progress made on BST Round Two over the past two years. The second section gives a brief update on BST Round One projects since the conclusion of formal BST involvement in 2010.

**BST ROUND TWO:**

**THE PAST TWO YEARS**

## **27 KATRINA ROAD PROJECT, CHELMSFORD**

**Background:** The Town of Chelmsford has prioritized the cleanup and redevelopment of the former Silicon Transistor Corporation property. The Chelmsford Brownfields Support Team (BST) has been working with the Town to eliminate public safety concerns posed by the current, dilapidated condition of the property and promote economic development through its reuse. This municipally-owned property was formerly used for manufacturing that resulted in chlorinated volatile organic compound contamination to soil and groundwater.



Former Silicon Transistor Company Building, Chelmsford

### **Chelmsford BST Accomplishments:**

- \$413,000 grant from MassDevelopment to pay for a pilot-remediation program to treat contaminated soil and groundwater. MassDevelopment had given more than \$247,000 to the Town earlier to fill the gap in the Phase II and III environmental work and to assist with the building demolition. This brings the total grants from the agency to more than \$660,000.
- \$257,000 committed by MassDEP from an Expendable Trust to hire contractors to complete Phase II and III site assessments.
- Supplemental soil sampling completed using an additional EPA Targeted Brownfield Assessment (TBA) grant. The total EPA TBA grant used to date on the site is \$218,425.
- \$200,000 EPA cleanup grant used for hazardous material abatement and demolition of the building on the site.
- Contractor completed asbestos & PCB abatement of building materials and remediation of PCB-impacted soils adjacent to building. Building demolition was completed in 2011.
- Public meeting held with interested residents to discuss the asbestos abatement and demolition work. Technical assistance provided by MassDEP on state regulatory requirements.
- Liability issues discussed with the Office of the Attorney General and state liability incentives identified.
- Technical assistance provided to help the town and its environmental consultant work through the state and federal regulatory requirements to abate the unexpected polychlorinated biphenyls (PCBs) found at the site, which had delayed demolition phases.

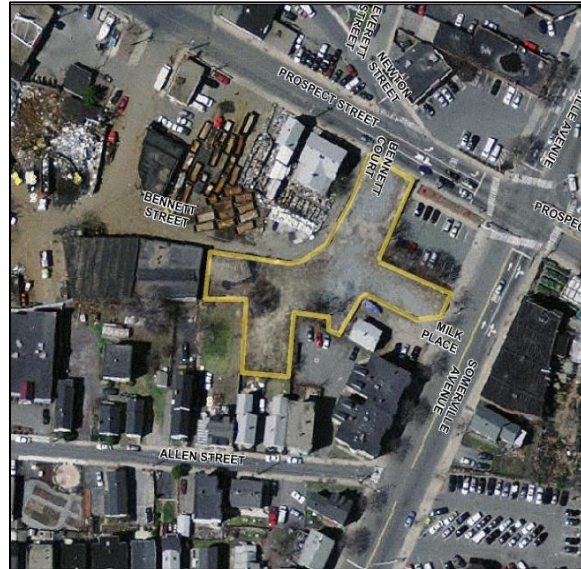
**Future Focus of Team:** The team remains focused on completing the Phase II and III environmental assessments funded by MassDEP and MassDevelopment, and continues to work with the town under their Chapter 43D technical assistance grant to conduct a market analysis prior to selling the property. The final focus of the team will be to assist the town in issuing a Request for Proposals (RFP) for development.

**Team Members:** MassDevelopment (lead), MassDEP, Environmental Protection Agency (EPA), MA Office of the Attorney General, Massachusetts Office of Business Development (MOBD), EOHED, Town of Chelmsford.



## **NORTH PROSPECT BLOCK REDEVELOPMENT PROJECT, SOMERVILLE**

**Background:** The City of Somerville plans to revitalize the historic Union Square neighborhood for mixed-use transit-oriented development (TOD) adjacent to a planned Green Line Station. The Somerville BST has been assisting the City to resolve environmental issues related to the municipally-owned Kiley Barrel site located within Union Square. Soil at this site is contaminated with heavy metals, PCBs and petroleum. Groundwater is contaminated with chlorinated volatile organic compounds that have migrated into abutting residences, causing indoor air concerns. The former Kiley Barrel site will be assembled with an adjacent municipal parking lot and marketed for reuse as part of the North Prospect Block Redevelopment.



Former Kiley Barrel Company Site, Somerville

### **Somerville BST Accomplishments:**

- \$1,200,000 EPA cleanup grants awarded to the City for six parcels at the Kiley Barrel site, bringing the total funding award to \$1,450,000 in assessment and cleanup funding under the EPA Brownfields Program.
- \$950,000 MassDevelopment assessment and remediation grant awarded to the City in 2012, bringing the total funding from the Brownfields Redevelopment Fund to \$1,342,400.
- \$50,000 MassDEP assessment grant awarded from its EPA Brownfield Coalition grant.
- Technical assistance provided by MassDEP and EPA to the City and its consultant for completion of assessment activities and evaluation of remedial alternatives under the Massachusetts Contingency Plan (MCP) and EPA Toxic Substances Control Act (TSCA).
- Additional assessment of soil on abutting residential properties provided by EPA's Emergency Planning & Response Branch (EPA Removal). Based on data results, EPA Removal will develop and implement a remediation plan to address contamination in the top three feet where needed at three residential properties.
- Liability issues discussed with the Office of the Attorney General and state liability incentives identified.
- Assistance provided by the Department of Housing & Community Development (DHCD) as the City prepared its application for an Urban Renewal Plan.

**Future Focus of Team:** The Somerville BST meetings have officially ended. However, MassDEP continues to work with the City as it completes its final remediation design (Phase IV Plan) for the Kiley Barrel site. Significant funding provided by MassDevelopment & EPA, as referenced above, will enable the City to complete the necessary remediation that will result in the site being development-ready. In addition, MassDEP is working with EPA Removal as the additional assessment activities are underway at the residential properties. The City also continues to coordinate with MassDOT and the Massachusetts Bay Transportation Authority (MBTA) on the design of the future Green Line Station on Prospect Street.

**Team Members:** MassDEP (lead), MassDevelopment, MassDOT, MBTA, EPA, MA Office of the Attorney General, DHCD, MOBD, EOHD, Metropolitan Area Planning Commission (MAPC), City of Somerville.



### **BROCKTON BROWNFIELD PILOT**

**Background:** The City of Brockton BST2 project, which was completed in January 2011, involved multi-agency assistance to identify key brownfield sites, which could play a role in the revitalization of the City's downtown commercial district. Mayor Linda Balzotti has adopted an approach to economic development in the downtown that integrates brownfield redevelopment with other high profile initiatives. The Brockton BST assisted the City in identifying contaminated sites and determining their regulatory status. The goal of the team was to work with the City to develop an inventory of potential brownfield sites. The team also assisted the City in prioritizing key sites on the brownfields inventory to pursue remediation and redevelopment opportunities and to target local, state and federal cleanup assistance.



Site Chosen by Brockton BST for EPA Assessment Funding:  
89 North Montello Street, Brockton

#### **Brockton BST Accomplishments:**

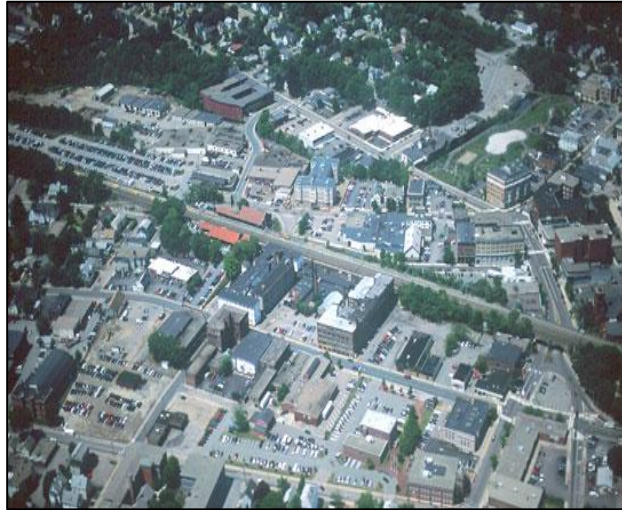
- Strategy developed to prioritize sites based on the extent of cleanup needed, and whether properties are located along the downtown gateway corridors or in the Campello Target Area.
- EPA extension granted for the City's expiring brownfields assessment grant. This was a direct result of the Brockton BST announcement.
- City and BST worked with the EPA to hire a contractor using EPA grant funding.
- Fourteen sites were identified by the Brockton BST for Phase I environmental assessments. Nine sites (5 publicly owned, 4 privately owned) received Phase I assessments with the EPA funding.
- Three city-owned parcels received Phase II assessments with the EPA funding.
- Staff hired at the City Planning Department and Brockton Redevelopment Authority provide the municipal resources needed to advance team-assisted brownfield and economic development initiatives. Consultant hired to complete a downtown economic development analysis and redevelopment planning for three key priority sites in the downtown area.
- Liability issues discussed with the Massachusetts Office of the Attorney General and state liability incentives identified.
- Tour of downtown organized by the City and Brockton BST leaders with approximately 20 participants to visit locations that were being considered for the BST inventory.
- Inventory created and mapped that includes 21E sites, municipally-owned property downtown, and priority sites within the Commercial Area Revitalization District (CARD).

**Future Focus of Team:** The Brockton BST finalized the brownfield inventory and wrapped-up its formal involvement in February of 2012 just ahead of the Southeast Region Brownfields Forum; however, the BST continues to support the City and its contractor with the identification of additional sites for EPA assessment grant funding, has identified other state and federal resources, and will help to resolve technical issues.

**Team Members:** EOHED (lead), MassDevelopment (lead), MassDEP, MassDOT, EPA, MA Office of the Attorney General, MOBD, City of Brockton, Brockton Redevelopment Authority, Brockton 21<sup>st</sup> Century Corporation, Old Colony Planning Council.

## **DOWNTOWN REDEVELOPMENT PROJECT, ATTLEBORO**

**Background:** The City of Attleboro is redeveloping its downtown commercial district (which includes a commuter rail station) into a revitalized transit-oriented “urban village.” Redevelopment includes mixed-use development coupled with open space. The Attleboro BST has been assisting Mayor Kevin Dumas in addressing environmental issues at several properties within this state Urban Renewal Plan area. The team focus is on seven properties that are contaminated with petroleum, metals, solvents, and asbestos-containing material.



**Downtown Redevelopment Project Area, Attleboro**

### **Attleboro BST Accomplishments:**

- \$4.3 million in transportation funding committed through MassDOT for transit improvements, demolition, and DPW relocation to facilitate the downtown redevelopment project.
- \$6.5 million through FTA for Attleboro Intermodal Transportation Center (AIRC) construction (GATRA bus facility, commuter parking, and MBTA Commuter Rail station platforms).
- \$290,000 in Intermodal Transit Center (ITC) funding committed through MassDOT.
- \$50,000 awarded by MassDEP through its EPA Brownfield Coalition Grant for assessment of a key property slated for mixed-use development within the downtown commercial district.
- Attleboro Redevelopment Authority (ARA) was awarded a \$200,000 EPA petroleum grant and a \$364,000 MassDevelopment grant to cleanup the former Automatic Machines Products site.
- The ARA was awarded a \$260,000 Brownfields Remediation Grant from MassDevelopment to remediate the 101 Lamb Street site. This work will be completed in 2013.
- \$999,999 grant from DHCD Neighborhood Stabilization Program via U.S. Department of Housing and Urban Development to support neighborhood stabilization and redevelopment to help transform foreclosed and vacant properties surrounding downtown Attleboro.
- Special Project Designation (SPD) Permit under state cleanup regulations approved allowing the City to extend state regulatory timelines, streamline reporting, and reduce compliance fees.
- Comprehensive aerial-photograph plan of the study area created depicting all known sites.
- DHCD brought onto team to ensure BST efforts are aligned with the area’s Urban Renewal Plan.
- Matrix created that identifies regulatory compliance, access issues, environmental findings, current and future land use, availability of funding, and next phases of work for each site.

**Future Focus of Team:** The most important current project need continues to be securing the funding to facilitate construction of a new DPW. Once DPW is relocated, restoration of the Tenmile River and construction of Riverfront Drive can proceed, improving transportation and increasing development potential. The Attleboro BST will continue to work with the City to identify sources of funding for work associated with the relocation of the existing DPW garage, construction of the new garage, and cleanup and redevelopment of key downtown locations.

**Team Members:** MassDEP (lead), MassDevelopment, MassDOT, EPA, MOBD, EOHEH, DHCD, FTA, City of Attleboro, Attleboro Redevelopment Authority, Greater Attleboro Taunton Regional Transit Authority.

### **MILL STREET CORRIDOR REDEVELOPMENT PROJECT, GARDNER**

**Background:** The City of Gardner has prioritized the redevelopment of South Gardner, the former manufacturing employment center of the City. The City has targeted this area for a new “Clean/Green Tech” Corridor. The Gardner BST is providing assistance with technical, legal, and funding issues related to the municipally-owned former Garbose Metal Company property and adjacent S. Bent Mill property. Soil, groundwater, sediment, and surface water at these properties are contaminated with petroleum, metals, and PCBs.



**Former Garbose Metal Company Property, Gardner**

#### **Gardner BST Accomplishments:**

- \$40,000 predevelopment technical assistance recoverable grant provided by MassDevelopment for planning work.
- Application submitted to the U.S. Economic Development Administration (EDA) for funding associated with master planning for the redevelopment corridor.
- \$29,765 predevelopment technical assistance recoverable grant provided by MassDevelopment for a hazardous materials inventory at the Bent Mill site.
- \$6,000 grant-of-service provided by MassDEP to update the Phase I site assessment for the former Garbose Property prior to the City's purchase of the property. This allowed the City to satisfy federal requirements to be eligible to apply for future EPA brownfields funding.
- Former Garbose Metal Company property purchased by the City on December 24, 2010.
- City of Gardner designated as a Massachusetts Green Community and Massachusetts Department of Energy Resources (DOER) Green Communities staff brought onto team to discuss potential benefits of designation to project.
- Technical Assistance Panel (TAP) organized by the Urban Land Institute (ULI) held in February 2011 focused on planning and implementation issues related to the redevelopment of the Mill Street Corridor. BST project involvement was highlighted.
- Demolition of remaining structures completed on the S. Bent Mill site using federal Community Development Block Grant (CDBG) Program funding.
- Marketing materials created and project featured at the Brownfields 2011 Conference Transaction Forum in Philadelphia.

**Future Focus of Team:** The Gardner BST will assist the City in preparation of the master plan for this area and resolution of technical issues related to demolition. The team will assist the City in finalizing environmental assessment work at the S. Bent Mill site which will complete testing needed beneath demolished buildings. EPA has agreed to perform a federally-funded Removal Action at the S. Bent Mill to eliminate imminent risks posed by hazardous materials in the remaining structures.

**Team Members:** MassDevelopment (lead), MassDEP, EPA, MassDOT, Attorney General's Office, DHCD, MOBD, EOHED, DOER, City of Gardner.

### **RIVER MILLS PROJECT (UNIROYAL & FACEMATE), CHICOPEE**

**Background:** The City is working with the Chicopee BST to “reposition” the former Uniroyal and Facemate properties for a mixed-use redevelopment along the Chicopee River to be known as “River Mills.” Contamination at the site primarily includes PCBs, petroleum, and asbestos. The City would like redevelopment to include a river walk that will connect the site to the downtown commercial district. They also plan to locate a senior center at the Facemate site. EPA has been involved in the PCB cleanup activities at Uniroyal in the past.



**Demolition of Facemate Research and Development Building**

#### **Chicopee BST Accomplishments:**

- US EPA awarded the City of Chicopee four Brownfield grants, three for remediation of hazardous building materials for the Uniroyal buildings. Each grant is for \$200,000.
- MassDevelopment approved the City's request to "split" the project into two priority projects and agreed to fund an additional \$2 million dollars for assessment and remediation of hazardous materials.
- MassDEP secured \$50,000 in Brownfield Assessment Funding, which was used to hire a state contractor to perform a pre-demolition hazardous-material surveys/assessment of the Uniroyal buildings.
- MEPA granted the City a waiver, which will allow the City to proceed with the design and permitting of the construction of an older adult community center, before completing the MEPA required EIR for the entire build out.
- Abatement of hazardous building materials and the demolition of all of the buildings on the Facemate site have been completed.
- Buildings 1-6 on the Uniroyal site have been demolished and the foundations have been broken up to enable access to the areas under the slabs for environmental assessment and, if necessary, remediation.
- The Iron Horse Preservation Society removed the rails and ties from the rail spur running from Grape Street to the former Uniroyal property and then within the former Uniroyal and Facemate properties.
- Compliance assistance and direct oversight have been provided by MassDEP to the City on various technical issues. An Alternative Work Plan was issued to address the asbestos at the Facemate facility prior to the building demolition. A Beneficial Use Determination was issued for the reuse of the painted brick rubble as fill at the Facemate site.

**Future Focus of Team:** The Chicopee BST will continue to provide technical, financial, and legal assistance to the City to assist in the cleanup and redevelopment of the River Mill Project sites. The team will work together to proactively address building demolition issues and assessment /remediation concerns at the Uniroyal and Facemate sites in 2013.

**Team Members:** MassDEP (lead), MassDevelopment, USEPA, MassDOT, MOBD, City of Chicopee.

**BST ROUND ONE:**

**PROJECT ASSISTANCE CONTINUES**



### **SOUTH WORCESTER INDUSTRIAL PARK, WORCESTER**



**Project Background:** The South Worcester Industrial Park (SWIP) Project consists of 11 acres of land within a state-designated environmental justice neighborhood. Former use of these properties includes foundry, cast metal manufacturing, and auto salvage, which have led to multiple releases of contamination. The City has been working to position these sites for redevelopment to achieve highest and best use. Marketing of these properties to private developers will result in additional jobs and tax revenue for the City. BST work was focused on three parcels: 17 and 25 Southgate Place and 65 Armory Street.

**SWIP BST Update:** While formal BST involvement in this project has ended, MassDEP continues to provide assistance to the City as issues arise. Demolition of 17 Southgate Place and 25 Southgate Street was completed in late 2009. The extension of Gardner Street, named "Janice Nadeau Way," has been completed and is in the process of being decreed public. A contractor was procured to conduct environmental assessment work. Surveys for the building at 65 Armory Street and for the silos at 26 Southgate Place were completed in March of 2011. As part of ongoing assessment work, the building located at 65 Armory Street was demolished August, 2012. The four silos located at 26 Southgate Place should be demolished during 2012-2013. During demolition activities, several underground storage tanks were removed from various parcels. All four city-owned parcels will be remediated and sold as pad-ready parcels for light industrial and manufacturing use. The City plans to issue an RFP for these parcels during 2012 or 2013.



### **CITY PIER, FALL RIVER**



**Project Background:** The City of Fall River has targeted the four-acre City Pier site for mixed-use, transit-oriented redevelopment. Located along the Taunton River waterfront in a state-designated environmental justice neighborhood, this city-owned site was formerly used as a lumberyard, marina, and construction staging area for heavy dredging equipment. A past release of PCBs to fill material has contaminated soil and sediment at the abandoned site. Redevelopment plans at the site and in the surrounding area include the construction of a hotel, restaurant, marina and offices, bringing jobs and tax revenue to the city. The Pier is adjacent to a proposed commuter rail station with service to Boston. This project aims to reconnect area residents with the waterfront through improved walking paths and public access points.

**Fall River BST Update:** Per the City's request, active BST assistance continues for this project centered on funding and technical issues. MassDEP committed \$75,000 of its EPA Brownfield Coalition Grant to conduct sampling and analytical work at this site. Funding awards for this project also include a \$150,000 recoverable grant from MassDevelopment for assessment. The Massachusetts Seaport Council has committed \$100,000 to the initial phase of the project and \$2 million to the upcoming cleanup. MassDevelopment is currently working with the City to explore additional funding options to ensure that cleanup will be complete in order to secure a developer. The sampling has been completed and the Risk-Based Cleanup Plan has been approved by the EPA. The City is seeking bids to complete this work. In support of the cleanup's implementation, MassDEP's 21E program is actively coordinating with the Chapter 91 program to identify any issues warranting action prior to selected remedy execution. Marketing materials were created and the project was featured at the Brownfields 2011 Conference Transaction Forum in Philadelphia.

### **RAILROAD SQUARE GARAGE, HAVERHILL**



**Project Background:** The Ted's for Tires property is located in the heart of downtown Haverhill within an EOHED-designated Growth District and state-designated environmental justice neighborhood. Past use of this property as a service station and lumberyard has led to gasoline and fuel oil contamination in soil and groundwater. The Merrimack Valley Regional Transit Authority, in partnership with the City, has been working to redevelop the site as a multi-story parking garage (known as "Railroad Square Garage") to service downtown businesses and commuter rail customers.

**Ted's for Tires/Railroad Square Garage BST Update:** While formal BST involvement in this project has ended team members continue to provide assistance to the City as issues arise. Installation of footings, piles and steelwork have been completed, and the five-story parking garage structure was erected in April 2011. Remaining work included electrical, plumbing, elevator, windows, doors, and detail work within the building footprint and the construction of the overhead bridge connecting the garage to the MBTA platform. The vapor barrier was installed in May 2011. The spring 2011 quarterly groundwater monitoring was completed with slightly reduced levels of contamination and no visible product. There was a ribbon cutting and dedication for the five-story Railroad Square Garage with state, federal, and local officials in November of 2012 in Haverhill.



### **INDIAN ORCHARD BUSINESS PARK, SPRINGFIELD**



**Project Background:** The proposed 54-acre Indian Orchard Business Park (IOBP) Project, located within a state-designated environmental justice neighborhood, represented an opportunity to assemble the largest tract of potentially developable land within the City of Springfield. This site is comprised of four former industrial and manufacturing properties with a mixture of publicly- and privately-owned sites. Contamination and derelict building conditions have complicated the City's efforts to redevelop the site as an integrated modern business complex. The City continues to advance the redevelopment of certain parcels on the site to attract commercial and light industrial tenants. Development will create new employment opportunities and generate tax revenue for the City.

**Indian Orchard Business Park BST Update:** While formal BST involvement in this project has ended team members continue to provide assistance to the City as issues arise. Marketing materials were created and the project was featured at the Brownfields 2011 Conference Transaction Forum in Philadelphia. On May 2, 2011, the Springfield Redevelopment Authority (SRA) voted to approve and authorize land disposition of a 12-acre portion of this project for a 2.2 megawatt solar power generating facility. This solar array has been sited on the former "Foundry Building" property that was used to produce iron and steel valves. Western Massachusetts Electric Company (WMECo) and the SRA have entered into a 30-year lease term with annual payments to the City. Under the current plan, revenue from the lease will fully satisfy the debt obligation on the property (year-to-date \$444,468) within five years. In addition, WMECo has agreed to pay all legally assessed tax obligations yielding more than \$500,000 in annual revenue to the City.



### **FISHERVILLE MILL, GRAFTON**



**Project Background:** Located along the Blackstone River within the Blackstone Valley National Heritage Corridor, the 35-acre former Fisherville Mill property has remained derelict since a fire in 1999. Formerly used as a site for textile mills and other manufacturing, oil contamination in soil, sediment, and surface water has developed. The Town of Grafton has been working with the site owner, Fisherville Redevelopment Corporation, to facilitate the redevelopment of this site as a mixed-use development. In addition to creating commercial and housing opportunities, the proposed reuse will create 13 acres of public open space and allow public access to the river.

**Fisherville Mill BST Update:** Per the Town's request, active BST involvement to this project continues centered on funding and technical issues by MassDEP. Using Federal Leaking Underground Storage Tank (LUST) Stimulus funding from EPA, significant progress has been made towards remediation of the fuel oil-laden canal that runs through the property. Approximately 586 cubic yards of oil-contaminated sediment was dredged from the canal during 2012. A containment structure was built to capture oil before it enters the canal. In addition, a butane injection system was installed at the source of the oil contamination to enhance oil mobility into the containment structure. The Town of Grafton has installed a greenhouse with plants and fungi and a series of floating platforms to further polish any residual contamination in the canal as part of their stormwater grant awarded by EPA. The canal is a critical component of the 13-acre park. The Town of Grafton held an opening ceremony for Mill Villages Park on Flag Day, June 14, 2012.



Looking west from Mill Villages Park (Grafton, BST Round One, 2012)





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